002.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,009,800 / 1,009,800
					USE VALUE:	1,009,800 / 1,009,800
					ASSESSED:	1,009,800 / 1,009,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERALTA MARIA C
Owner 2:	GALLAHER NATHANIEL D
Owner 3:	
Street 1:	73 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERALTA MARIA C -
Owner 2:	-
Street 1:	71-73 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Copm. Clap Exterior and 2442 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D	Plow	Town Plowing	50.0	Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5003.000	553,700		456,100	1,009,800
Total Card	0.115	553,700		456,100	1,009,800
Total Parcel	0.115	553,700		456,100	1,009,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.59 | /Parcel: 413.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1492

GIS Ref

GIS Ref

Insp Date 08/25/17

!149!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	553,700	0	5,003.	456,100	1,009,800		Year end	12/23/2021
2021	104	FV	529,300	0	5,003.	456,100	985,400		Year End Roll	12/10/2020
2020	104	FV	529,700	0	5,003.	456,100	985,800	985,800	Year End Roll	12/18/2019
2019	104	FV	394,000	0	5,003.	484,600	878,600	878,600	Year End Roll	1/3/2019
2018	104	FV	394,000	0	5,003.	353,500	747,500	747,500	Year End Roll	12/20/2017
2017	104	FV	370,100	0	5,003.	307,800	677,900	677,900	Year End Roll	1/3/2017
2016	104	FV	370,100	0	5,003.	262,200	632,300	632,300	Year End	1/4/2016
2015	104	FV	330,900	0	5,003.	256,500	587,400	587,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:04:34

LAST REV

Date	Time
09/22/21	10:40:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 149

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERALTA MARIA C	70933-364		4/30/2018	Convenience	1	No	No		
PERALTA PATRICK	70933-360		4/30/2018	Convenience	1	No	No		
GALENO JOSEPH	51114-190		5/1/2008		573,000	No	No		
GALENO JOSEPH/E	35718-60		6/20/2002	Family	1	No	No		
GALENO JOSEPH-C	32078-542		11/11/2000	Family	1	No	No	4	
	8939-563		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2021	599	Porch	28,800	C				
7/14/2008	772	Redo Bat	16,500	C				redo kitchen also

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2021	Mail Update	MM	Mary M
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/10/2009	Meas/Inspect	372	PATRIOT
9/20/1999	Meas/Inspect	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	1492
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5003		Sq. Ft.	Site		0	80.	1.14	1									456,073						456,100	

Total AC/HA:	0.11485	Total SF/SM:	5003	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,073	Spl Credit		Total:	456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11874998
Const Adj.:	0.96040195
Adj $ / SQ:	193.401
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	680234
Depreciation:	126523
Depreciated Total:	553710

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

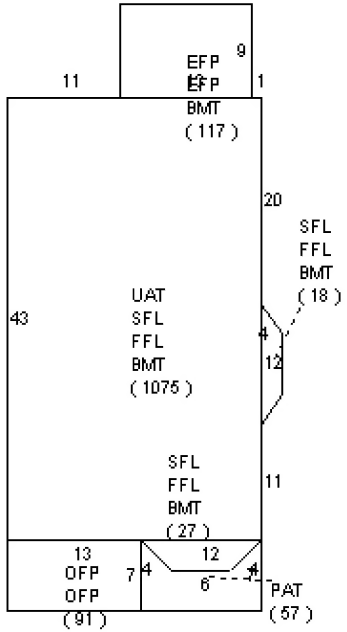
No Unit	RMS	BRS	FL
1	5	2	
1	7	3	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.40
Special Features:	0	Val/Su Net:	131.24
Final Total:	553700	Val/Su SzAd	247.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,237	58.020	71,771
FFL	First Floor	1,120	193.400	216,609
SFL	Second Floor	1,120	193.400	216,609
UAT	Upper Attic	269	131.030	35,214
EFP	Enclos Porch	234	37.320	8,733
OFP	Open Porch	182	24.550	4,469
PAT	Patio	57	5.760	328

	Net Sketched Area:	4,219	Total:	553,733	
Size Ad	2240	Gross Area	5025	FinArea	2442

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	